082.0	0002	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	554,600 / 554,600
					USE VALUE:	554,600 / 554,600
					ASSESSED:	554,600 / 554,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
61		SUNSET RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BOURASSA ERIC F & TONYA S
Owner 2:	
Owner 3:	
Street 1:	61 SUNSET RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PHILLIPS RITA R--L/ESTATE -
Owner 2:	PHILLIPS ARTHUR & PAUL -
Street 1:	61 SUNSET RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .074 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1928, having primarily Vinyl Exterior and 1176 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3224.000	192,900		361,700	554,600
Total Card	0.074	192,900		361,700	554,600
Total Parcel	0.074	192,900		361,700	554,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 471.60 /Parcel: 471.60

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 50795

GIS Ref

GIS Ref

Insp Date 09/15/18

!6639!

PREVIOUS ASSESSMENT

Parcel ID 082.0-0002-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	192,900	0	3,224.	361,700	554,600		Year end	12/23/2021
2021	101	FV	179,600	0	3,224.	361,700	541,300		Year End Roll	12/10/2020
2020	101	FV	179,800	0	3,224.	361,700	541,500	541,500	Year End Roll	12/18/2019
2019	101	FV	181,500	0	3,224.	356,500	538,000	538,000	Year End Roll	1/3/2019
2018	101	FV	181,500	0	3,224.	273,900	455,400	455,400	Year End Roll	12/20/2017
2017	101	FV	181,500	0	3,224.	258,400	439,900	439,900	Year End Roll	1/3/2017
2016	101	FV	181,500	0	3,224.	237,700	419,200	419,200	Year End	1/4/2016
2015	101	FV	160,700	0	3,224.	222,200	382,900	382,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	04:15:00

LAST REV

Date	Time
09/09/21	15:22:45
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6639

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PHILLIPS RITA R	54813-394		6/11/2010		380,000	No	No		
PHILIPS RITA R	21919-83		4/2/1992		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/16/2021	809	Inter Fi	36,833	O				
1/6/2016	11	Re-Roof	9,240					
7/30/2010	919	Manual	5,700					ISLAND IN KITCHEN
9/15/1992	441	Manual	6,000					SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
9/15/2018	MEAS&NOTICE	HS	Hanne S
11/20/2008	Meas/Inspect	336	PATRIOT
3/4/2000	Inspected	197	PATRIOT
1/11/2000	Mailer Sent		
1/11/2000	Measured	277	PATRIOT
8/4/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	50795
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3224		Sq. Ft.	Site		0	70.	1.60	6									361,704						361,700	

Total AC/HA:	0.07401	Total SF/SM:	3224	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	361,704	Spl Credit		Total:	361,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	2 - Bungalow		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.97029907
Adj $ / SQ:	130.990
Other Features:	71714
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	262083
Depreciation:	69190
Depreciated Total:	192893

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

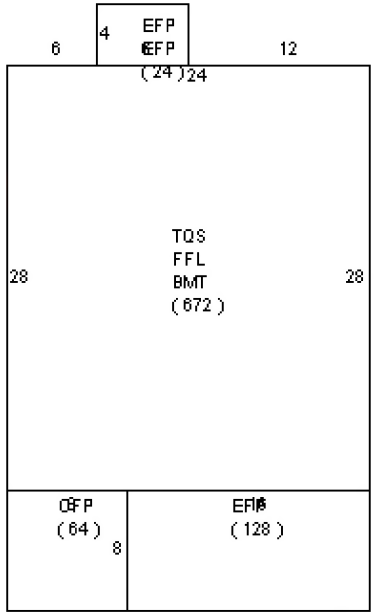
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	130.99
Special Features:	0	Val/Su Net:	92.39
Final Total:	192900	Val/Su SzAd	164.03

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	672	39.300	26,408
FFL	First Floor	672	130.990	88,026
TQS	3/4 Story	504	130.990	66,019
EFP	Enclos Porch	176	41.430	7,291
OFP	Open Porch	64	41.030	2,626

Net Sketched Area:	2,088	Total:	190,370

Size Ad	1176	Gross Area	2256	FinArea	1176

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 082.0-0002-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	